

NOTES:

1. SUBJECT PARCEL IS SHOWN AS ASSESSORS MAP 17, LOT 08A. RECORD TITLE FROM BOOK 49579, PAGE 111.
2. UTILITY LOCATIONS DEPICTED ON THIS PLAN, BOTH ABOVE- AND BELOW-GROUND, ARE BASED UPON DIRECT FIELD OBSERVATIONS MADE BY METROWEST ENGINEERING, INC. PERSONNEL DURING A FIELD SURVEY, RECORD PLAN LOCATIONS, OR DIGSAFE PAINT-INDICATORS. METROWEST ENGINEERING, INC. DOES NOT WARRANT THAT ALL UTILITIES ARE SHOWN OR THAT UTILITIES THAT ARE DEPICTED ARE SHOWN IN THE CORRECT LOCATION, OR WITH THE PROPER MATERIAL DESIGNATION. METROWEST ENGINEERING, INC. DOES NOT WARRANT OR PROVIDE AN EXPRESS OR IMPLIED WARRANTY THAT ALL SUBSURFACE IMPROVEMENTS ARE SHOWN OR ARE SHOWN CORRECTLY, INCLUDING, BUT NOT LIMITED TO, UTILITIES, UNDERGROUND VAULTS, UNDERGROUND TANKS OR CHAMBERS, BUNKERS, DUCT BANKS, AND/OR OTHER MAN-MADE IMPROVEMENTS THAT LIE BENEATH THE GROUND SURFACE AT THE TIME OF THE SURVEY.
3. CONTRACTOR IS SOLELY RESPONSIBLE FOR ESTABLISHING EXISTING LOCATIONS OF ALL SUB-SURFACE UTILITIES AND MAN-MADE IMPROVEMENTS AND FOR THE REQUIREMENTS TO REPLACE, RELOCATE OR REPAIR EXISTING UTILITIES IN THE EVENT OF DAMAGE OCCURRING DURING CONSTRUCTION. MWE IS NOT RESPONSIBLE OR LIABLE FOR DELAYS OR COSTS ASSOCIATED WITH REMOVING/REPLACING/RELOCATING OF EXISTING UTILITIES REGARDLESS OF WHETHER SAID UTILITIES ARE ACCURATELY DEPICTED ON THIS SURVEY.
4. THE PROPERTY DESCRIBED ON THIS SURVEY LIES PARTIALLY WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN ZONE "X" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NUMBER 25027C0826E BEARING AN EFFECTIVE DATE OF JULY 4, 2011.
5. THE PROPERTY IS SUBJECT TO A LEASE AGREEMENT RECORDED IN BOOK 55025, PAGE 301.

LEGEND

| | |
|------------|------------------------------|
| A.L. | AREA LIGHT |
| BIT. CONC. | BITUMINOUS CONCRETE PAVEMENT |
| C.L.F. | CHAIN LINK FENCE |
| CONC. | CONCRETE |
| C.W. | CONCRETE WALK |
| CMP | CORRUGATED METAL PIPE |
| C.O. | CLEAN OUT |
| C.P. | CONCRETE PAD |
| C.S. | CONCRETE STEPS |
| □ | CURB |
| □ | DRAIN CATCH BASIN |
| — | DRAIN LINE |
| ⊙ | DRAIN MANHOLE |
| — | DRAIN OUTFALL |
| D.H. | DRILL HOLE |
| DI | DUCTILE IRON PIPE |
| E.BOX. | ELECTRIC BOX |
| E | ELECTRIC LINE |
| E.T. | ELECTRIC TRANSFORMER |
| B | POSSIBLE ENCROACHMENT NOTE |
| — | F.E.M.A. FLOODPLAIN |
| — | FENCE |
| F.P. | FLAG POLE |
| SFM | FORCE MAIN(SEWER) |
| (F) | FOUND |
| — | GAS LINE |
| — | GAS GATE |
| — | GUARD POST |
| — | HANDICAP PARKING SPACE |
| — | HYDRANT |
| — | IRON PIPE |
| — | IRON ROD |
| ☆ | LIGHTPOST |
| L.B. | LOADING BAY |
| MB | MAILBOX |
| M.S. | METAL STEPS |
| ⊙ | NUMBER OF PARKING SPACES |
| ⊙ | OBSERVATION WELL |
| — | OVERHEAD WIRES |
| — | PAVEMENT EDGE |
| PIV | POST INDICATOR VALVE |
| (S) | SET |
| — | SEWER LINE |
| ⊙ | SEWER MANHOLE |
| SIAM | SIAMESE CONNECTION (FIRE) |
| — | SIGN |
| S.B. | STONE BOUND |
| T.B.D. | TO BE DETERMINED |
| T.BOX | TELEPHONE BOX |
| ⊙ | TELEPHONE MANHOLE |
| — | TELEPHONE LINE |
| TOB# | TOP OF BANK FLAG |
| ⊙ | UTILITY MANHOLE |
| — | UTILITY POLE |
| W | WATER GATE |
| — | WATER LINE |
| W | WOOD FRAMED |
| W.F. | WETLAND BORDER FLAG |
| — | WETLAND BORDER |
| — | WETLAND BUFFER |
| — | ZONING SETBACK LINE |

REFERENCES

WORCESTER COUNTY SOUTH REGISTRY OF DEEDS

| | |
|----------------------|-------------------------|
| DEEDS: | PLANS: |
| BOOK 55025, PAGE 301 | PLAN BOOK 870, PLAN 122 |
| BOOK 49579, PAGE 111 | PLAN BOOK 868, PLAN 2 |
| BOOK 16752, PAGE 371 | PLAN BOOK 751, PLAN 7 |
| BOOK 3808, PAGE 168 | PLAN BOOK 319, PLAN 18 |
| BOOK 2893, PAGE 110 | PLAN BOOK 228, PLAN 94 |
| BOOK 2495, PAGE 257 | PLAN BOOK 557, PLAN 18 |
| BOOK 2472, PAGE 110 | PLAN BOOK 555, PLAN 94 |
| BOOK 2356, PAGE 284 | PLAN BOOK 57, PLAN 18 |
| BOOK 1891, PAGE 215 | PLAN BOOK 47, PLAN 22 |
| BOOK 1689, PAGE 18 | BOOK 2495, PAGE 257 |
| BOOK 271, PAGE 450 | |
| BOOK 271, PAGE 449 | |
| BOOK 246, PAGE 342 | |
| BOOK 70, PAGE 574 | |

GRAFTON PLANNING BOARD

APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED

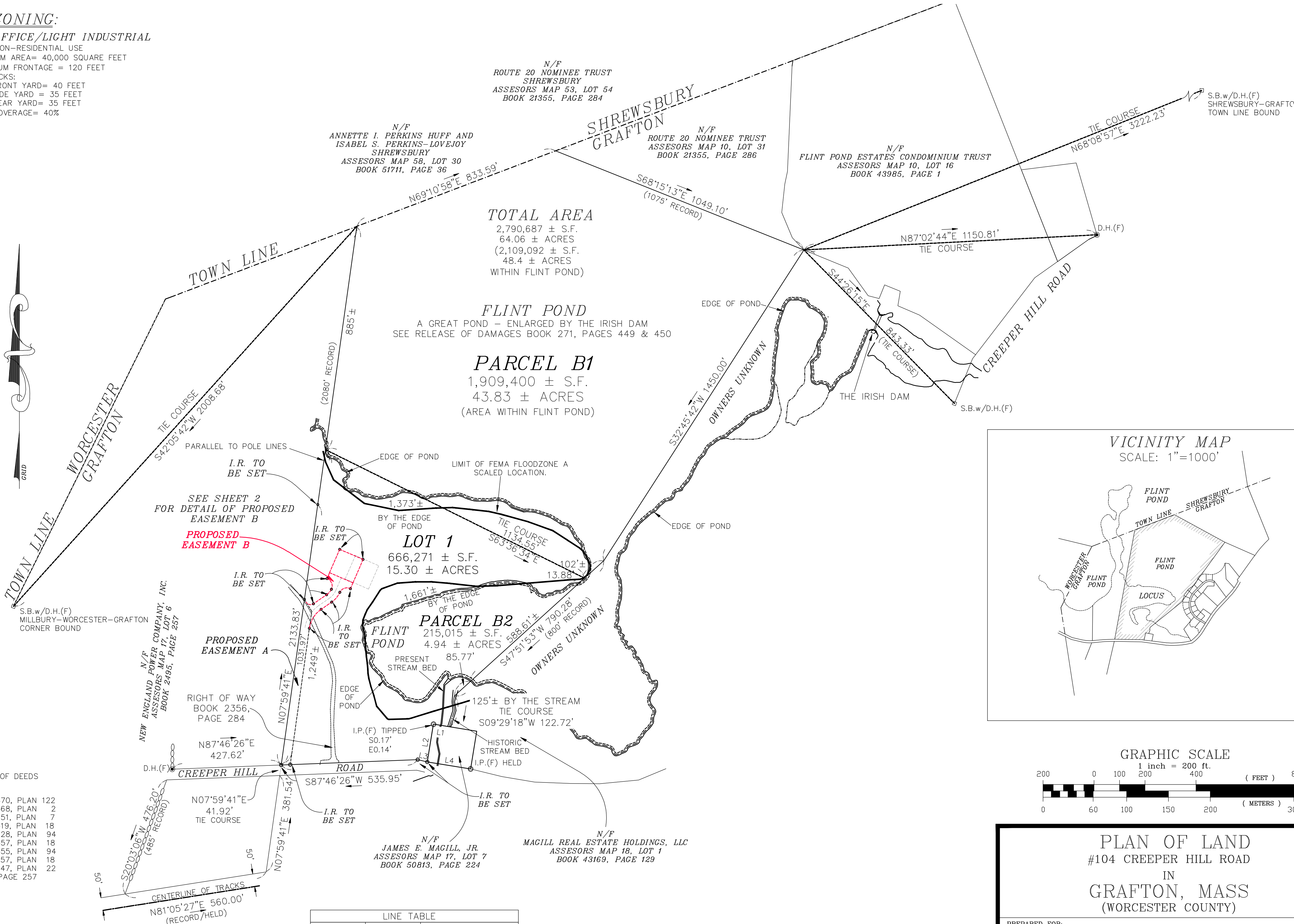
DATE: _____

THIS ENDORSEMENT OF THE PLANNING BOARD SHOULD NOT BE CONSTRUED TO BE A DETERMINATION OF CONFORMANCE WITH ZONING REGULATIONS. COMPLIANCE WITH ZONING OR OTHER REGULATIONS IS NEITHER EXPRESSED NOR IMPLIED.

ZONING:

OLI- OFFICE/LIGHT INDUSTRIAL

ANY NON-RESIDENTIAL USE
MINIMUM AREA= 40,000 SQUARE FEET
MAXIMUM FRONTAGE = 120 FEET
SETBACKS:
FRONT YARD= 40 FEET
SIDE YARD = 35 FEET
REAR YARD= 35 FEET
LOT COVERAGE= 40%



| LINE TABLE | | |
|------------|---------|-------------|
| LINE | LENGTH | BEARING |
| L1 | 63.00' | N80°43'26"W |
| L2 | 150.00' | S09°16'34"W |
| L3 | 38.53' | N77°03'34"W |
| L4 | 172.00' | S80°43'26"E |

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.

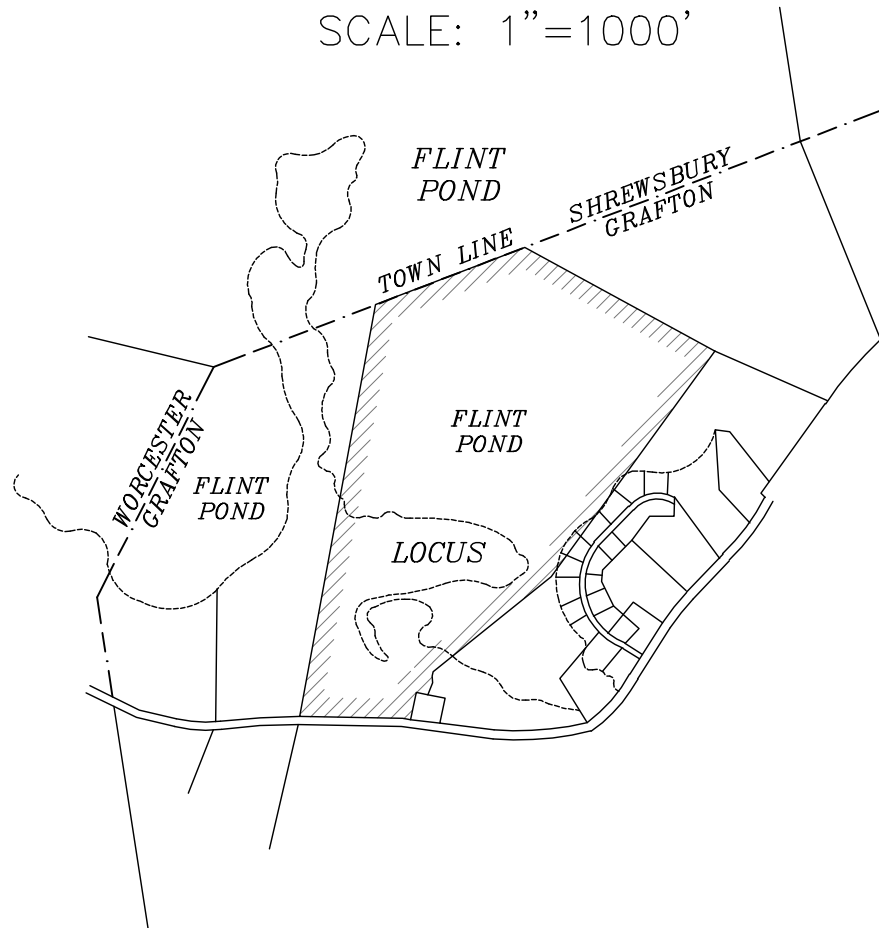
DRAFT

METROWEST ENGINEERING, INC. DATE
ROBERT A. GEMMA, P.L.S. # 37046

OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWNS OF GRAFTON AND SHREWSBURY ASSESSORS RECORDS.

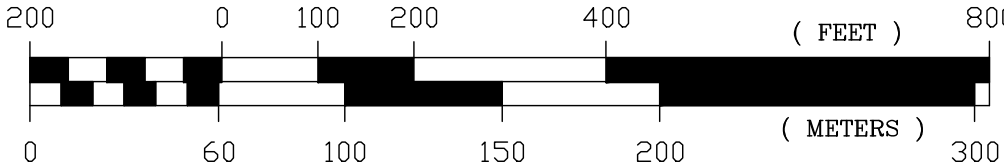
VICINITY MAP

SCALE: 1"=1000'



GRAPHIC SCALE

1 inch = 200 ft.



PLAN OF LAND

#104 CREEPER HILL ROAD

IN

GRAFTON, MASS

(WORCESTER COUNTY)

PREPARED FOR:

RUSSO BROTHERS INC.
P.O. BOX 2105
FRAMINGHAM, MA 01703-2105

PROPERTY OF:

TOWN OF GRAFTON
30 PROVIDENCE ROAD
GRAFTON, MA 01519

ENGINEERS & SURVEYORS:

MWE

METROWEST ENGINEERING, INC.
75 FRANKLIN STREET
FRAMINGHAM, MA 01702
TEL.: (508)626-0063
FAX: (508)875-6440

SHEET 1 OF 2

DATE: AUGUST 18, 2016

CALC'D BY: BTN

FIELD BK: 644, 645

CAD FILE: ANR_PLAN_01_R1.dwg

DRAFTER: BTN

PROJECT: GRP_CRE

DWG FILE: PLO81816.dwg

NOTES:

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ZONING:

OLI- OFFICE/LIGHT INDUSTRIAL

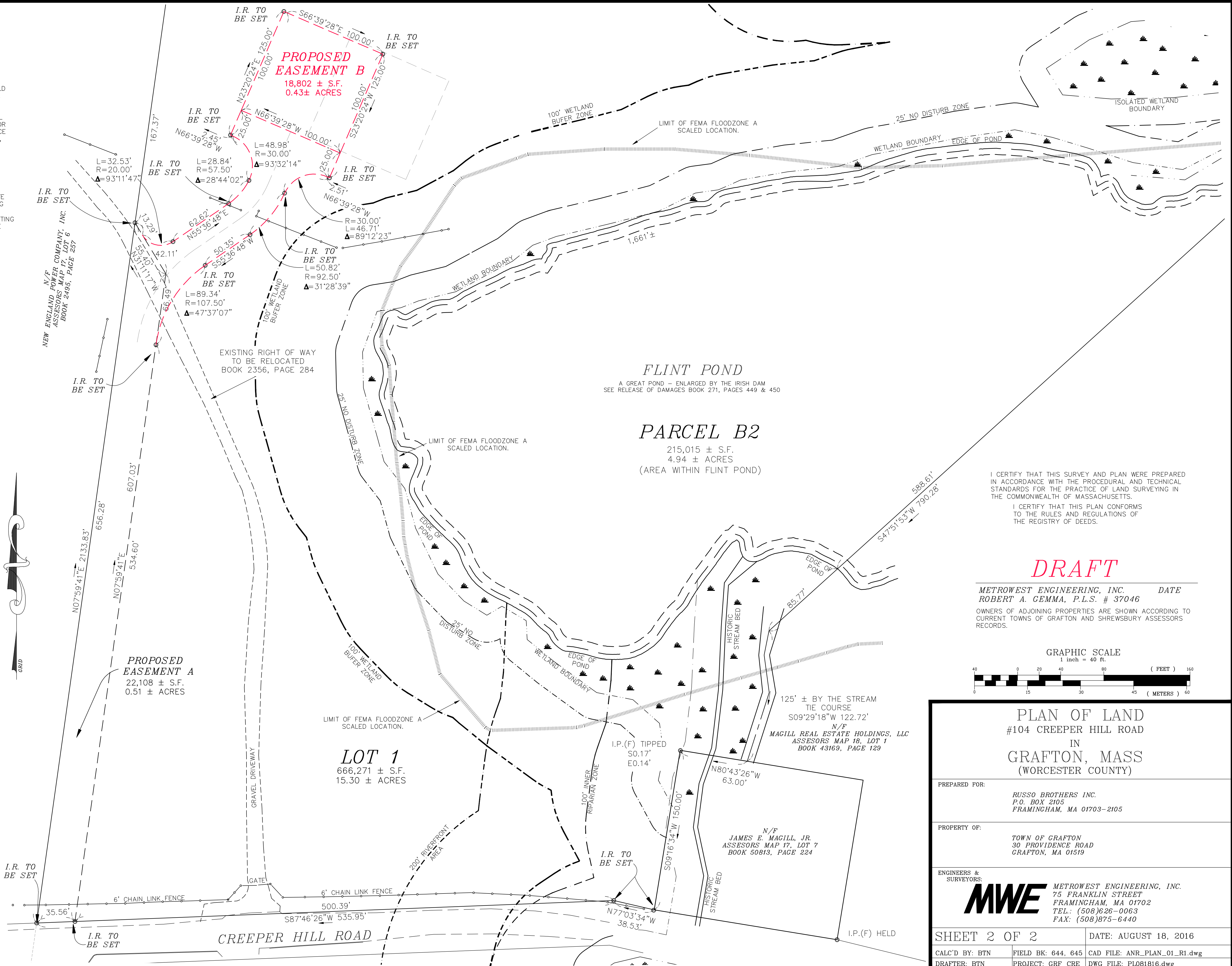
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MAXIMUM FRONTAGE = 120 FEET
SETBACKS:
FRONT YARD= 40 FEET
SIDE YARD = 35 FEET
REAR YARD= 35 FEET
LOT COVERAGE= 40%

GRAFTON PLANNING BOARD
APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED

DATE:

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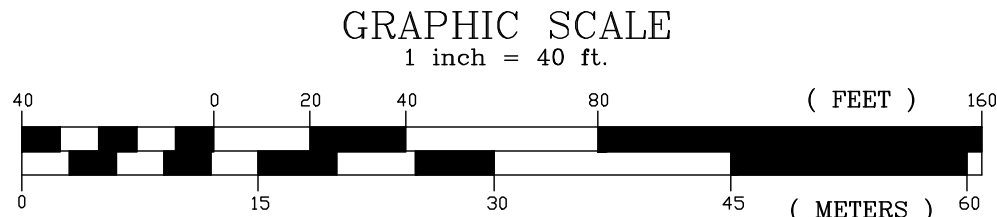


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